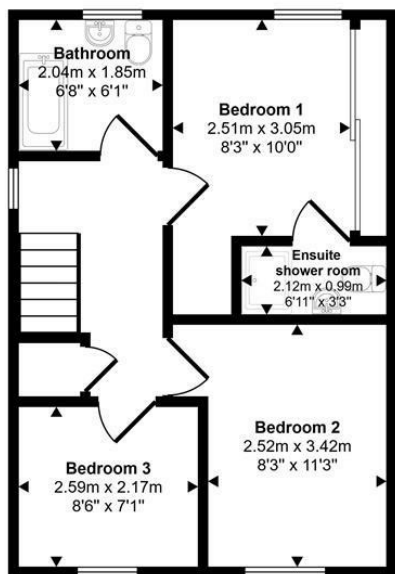


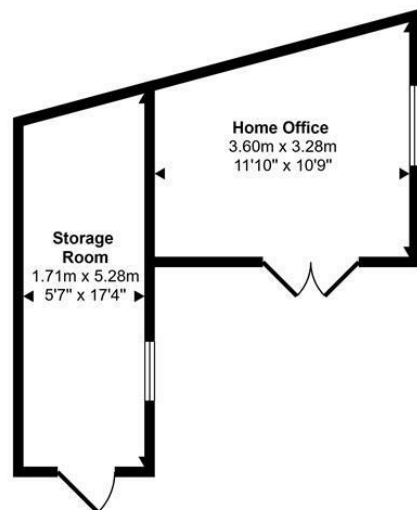
Approx Gross Internal Area
117 sq m / 1254 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft



First Floor
Approx 40 sq m / 435 sq ft



Outbuildings
Approx 19 sq m / 205 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D' Ceredigion

ref: LW/AMS/04/25/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

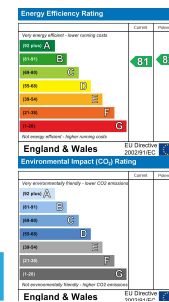


24 Dol Y Dintir, Cardigan, Ceredigion, SA43 1NU

- Detached House
- Well Presented
- Modern Accommodation
- Enclosed Rear Garden
- Gas Central Heating
- Three Bedrooms
- Conservatory with Bifold Doors
- Detached Home Office / Studio
- Off-Road Parking
- EPC Rating: B

Asking Price £325,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile





A modern and beautifully presented three bedroom detached home located in the popular market town of Cardigan. Within walking distance of local schools, the town centre, and its amenities, and just 1.5 miles from the coast. The property benefits from a rear garden with a detached building perfect as home office or studio, rear conservatory and ample off-road parking. This versatile home is an ideal choice for families!

The property comprises; entrance hallway with a convenient storage cupboard and separate WC, living room with window overlooking the front of the house. To the rear, a bright and airy open-plan kitchen and dining area creates a sociable heart to the home. Bi-fold glass doors seamlessly connect this space to the conservatory, offering the flexibility to extend the living area as needed. The conservatory is further enhanced by underfloor heating, making it a comfortable and usable space all year round.

Upstairs, the property offers three double bedrooms. The master bedroom features built-in wardrobes, a charming alcove ideal for a dressing table, and a tiled en-suite shower room. There are two additional bedrooms, served by a modern family bathroom, complete with a bath, overhead shower, and a heated towel rail.

Externally, the house is approached via a tarmac driveway and space for two vehicles, side access to the low-maintenance rear garden which benefits from two patio areas, an included hot tub and a detached building with lighting and heating, wired internet connection and double glazing –this is a functional space, perfect for use as work from home office, creative studio or separate living area.

The property has solar panels fitted, however they are not currently in use.

Don't miss the opportunity to make this appealing property your new home - schedule a viewing today!

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, several public houses, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

From our Cardigan office continue around the one-way system and head north along North Road. Continue onto Aberystwyth road and turn left just before Cawdor Cardigan onto Heol Helyg. Follow the road around onto Heol Derw and turn left onto Dol Y Dintir. Continue along the road and the property will be found on your right hand side denoted by our for sale board. What three words -///hems.possibly.majors



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.